

For Lease

Warehouse



## Unit B6

Paragon Way, Bayton Road Industrial Estate,  
Coventry CV7 9QS

**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

13,977 Sq Ft  
£82,000 Per Annum

## Key Features

- Good quality warehouse accommodation
- Extensive mezzanine
- Offices & kitchen
- Located on Coventry largest industrial estate
- 5 minutes from the M6
- Class E (prev B1)
- Racking available by separate negotiation



**Unit B6, Paragon Way, Bayton Road Industrial Estate, Coventry, West Midlands, CV7 9QS**



## Location

Paragon Way is located in the heart of Bayton Road Industrial Estate, Coventry's largest industrial estate. The unit is 5 minutes from J3 of the M6, providing access to Rugby, Birmingham and beyond. Coventry city centre can be reached in less than 15 minutes.

## Description

Unit B6 is an end-terrace building of steel portal frame construction, measuring 38.7m wide x 25.5m long with blockwork and profile sheet walls. Access is via two roller shutter doors 3.6m wide x 4.7m high with concrete slab floor and a minimum eaves of 6.5m. The unit benefits from high bay lighting and incorporates an extensive mezzanine as well as partitioned offices, which include gas central heating and suspended ceilings as well as kitchen and WC facilities, accessed via a pedestrian door. Externally, the unit benefits from a large yard and parking area.

## Accommodation

Area	Sq Ft	Sq M
Warehouse	9,806	910.98
Offices & Kitchen	789	73.3
Mezzanine	3,382	314.19
<b>Total</b>	<b>13,977</b>	<b>1,298.46</b>

## Business Rates

Rateable value: £43,500, rates payable: £21,706.50 per annum.

## Tenure

Available by way of a new lease on terms to be agreed.

## EPC

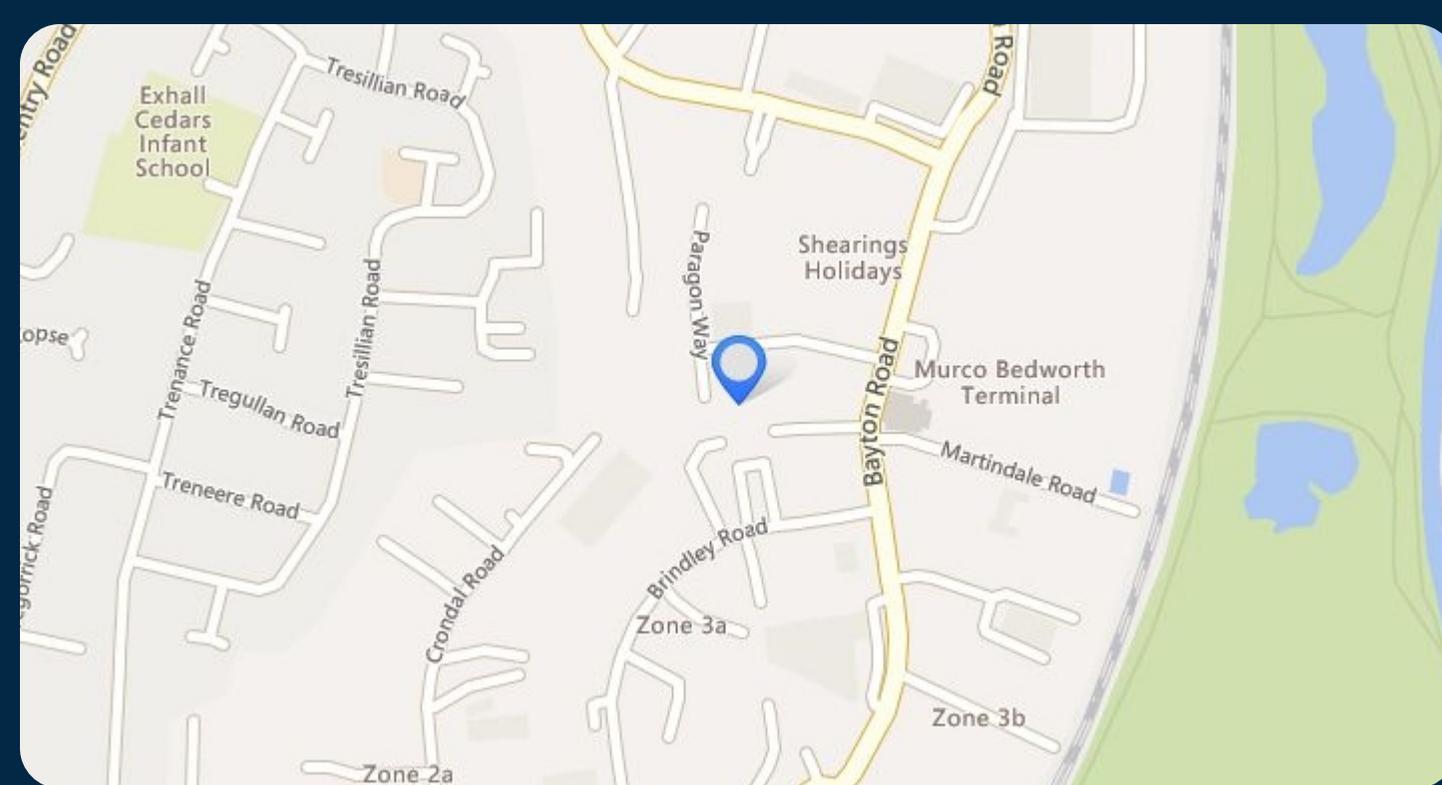
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## VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

There is no service charge payable.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

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